

An
Bord
Pleanála

Board Direction
BD-016087-24
ABP-317243-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/04/2024.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to the nature, scale and layout of the proposed sports facility and its location relative to Carndonagh town centre, it is considered that the proposed development, subject to compliance with the conditions set out below, would be in accordance with the provision of the Donegal County Development Plan 2018-2024, would not injure the visual or residential amenities of the area, would not be prejudicial to public health, would be acceptable in terms of the safety and convenience of pedestrians and road users and would not constitute a traffic hazard. The proposed development would therefore be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars submitted on the 25th of April 2023, except as may

otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Details (including samples) of the materials, colours and textures of all the external finishes to the proposed development, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interests of visual amenity.

3. Prior to the commencement of development, the developer shall forward detailed proposals for improvement/widening works to the site frontage and the L5691-1 for the written agreement of the planning authority.

Reason: In the interests of pedestrian and traffic safety.

4. The developer shall forward detailed proposals for increasing the number of bicycle parking spaces to be provided within the site, to be agreed in writing with the planning authority prior to commencement of development.

Reason: In the interest of sustainable transport.

5. A minimum of 10% of the proposed car parking spaces shall be provided with electrical connection points, to allow for functional electric vehicle charging. The remaining car parking spaces shall be fitted with ducting for electric connection points to allow for future fitout of charging points. Details of how it is proposed to comply with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of sustainable transport.

6. No additional development shall take place above roof parapet level, including lift motor enclosures, air handling equipment, storage tanks, ducts

or other external plant, telecommunication aerials, antennas or equipment, unless agreed in writing with the planning authority.

Reason: To protect the residential amenities of property in the vicinity and the visual amenities of the area.

7. Water supply and drainage arrangements, including the disposal of surface water from the site, shall be in accordance with the detailed requirements of the planning authority.

Reason: In the interests of public health.

8. The applicant shall enter into water connection agreements with Uisce Éireann, prior to commencement of development.

Reason: In the interest of public health.

9. The site shall be landscaped (and earthworks carried out) in accordance with the detailed comprehensive scheme of landscaping, which accompanied the application submitted, unless otherwise agreed in writing with, the planning authority prior to commencement of development.

Reason: To ensure a satisfactory completion and maintenance of the development in the interests of residential amenity.

10. Prior to the operation of the development, the developer shall submit a Management Plan for the facility, for written agreement of the planning authority. The Management Plan shall address the following:

- a) The sports facility shall only be used between the hours of 0900 to 2100 Monday to Friday and between the hours of 0900 to 2000 Saturday and Sunday and public holidays.
- b) The playing pitches shall be for the exclusive use of Carndonagh Football Club only. It shall not be used as a multiple user commercial facility and shall not be rented out to other clubs or individuals.
- c) A Facility User Management Plan to include a Code of Conduct for use of the facility to mitigate against undue noise pollution.
- d) No bar facilities shall be provided within the club house.
- e) Details of the external public address system.

Reason: In the interest of clarity and to protect residential amenity.

11. A plan containing details for the management of waste (and, in particular, recyclable materials) within the development, including the provision of facilities for the storage, separation and collection of the waste and, in particular, recyclable materials shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, the waste shall be managed in accordance with the agreed plan.

Reason: To provide for the appropriate management of waste and, in particular recyclable materials, in the interest of protecting the environment

12. Prior to the commencement of development, proposals for lighting shall be submitted for written agreement of the planning authority prior to the commencement of development. Lighting proposals for the site shall be provided in accordance with the following:

- (a) All external lights shall be hooded and aligned so as to prevent direct spillage of light onto public road and the adjoining residence to the north of the application site.
- (b) No neon lights or digital displays or similar illuminated streaming media shall be erected or displayed on the subject premises, structure or site.
- (c) Public lighting other than those around the 3G Pitch shall consist of low energy LED lights. Luminaries shall comply with I.S. EN 60598-2-3. Details of same shall be agreed in writing with the Planning Authority prior to the erection of any such lighting and thereafter the agreed lighting shall be installed in strict conformity with the agreed details.

Reason: to cater for orderly and sustainable development and in the interests of public safety.

13. Prior to the operation of development details of netting for the proposed facility shall be submitted for written agreement of the planning authority.

Reason: In the interests of residential and visual amenity.

14. Prior to the commencement of development details of directional signage associated with the proposed development shall be submitted for written agreement of the planning authority. No additional signage, advertising structures/advertisements, security shutters, or other projecting elements, including flagpoles, shall be erected within the site unless authorised by a further grant of planning permission.

Reason: In order to protect the visual amenities of the area.

15.

(a) The proposed effluent treatment and disposal system shall be located, constructed and maintained in accordance with the details submitted to the planning authority, and in accordance with the requirements of Environmental Protection Agency Code of Practice 2021 and the EPA Wastewater Treatment Manual; Treatment Systems for Small Communities, Business Leisure Centres and Hotels (1999).

Arrangements in relation to the ongoing maintenance of the system shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

(b) Within three months of the operation of the development, the developer shall submit a report from a suitably qualified person with professional indemnity insurance certifying that the proprietary effluent treatment system has been installed and commissioned in accordance with the approved details and is working in a satisfactory manner in accordance with the standards set out in the EPA document.

Reason: In the interest of orderly development and public health.


16. All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development.

Reason: In the interests of visual amenity.

17. Site development and building works shall be carried out only between the hours of 0700 and 1900 from Mondays to Fridays inclusive, between 0800

and 1400 hours on Saturdays and not at all on Sundays and public holidays.
Deviation from these times will only be allowed in exceptional circumstances
where prior written approval has been received from the planning authority.
Reason: In order to safeguard the amenities of property in the vicinity.

Board Member


Stephen Bohan

Date: 16/04/2024